

Property ID: R22108

property address: 304 E 22ND ST
legal description: CITY OF BRYAN, BLOCK 30, LOT 3 & PT ALLEY
owner name/address: KASSEEM, AHMAD SOBHI
1317 MULLINS LOOP S
COLLEGE STATION, TX 77845-3521

full business name: _____

land use category: Single Family Res type of business: _____

current zoning: C-1 occupancy status: ACC

lot area (square feet): 6250 frontage along Texas Avenue (feet): _____

lot depth (feet): ~~30~~ 125 sq. footage of building: 1664

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

50' ± 4 ft.

of buildings: 1 building height (feet): 22 # of stories: 2
type of buildings (specify): Wood Frame

building/site condition: 2

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: accessible to the public: ☐ yes ☒ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no *N/A*
other improvements: ☒ yes ☐ no (specify) chain link fence
(pipe fences, decks, carports, swimming pools, etc.)

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 2
lot type: ☐ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: minimal

Outside Storage

☒ yes ☐ no (specify) paint tubs, etc
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no N/A

Other Comments:

